



Dawsons

estate agents



**3 Clos Yr Onnen, Tregof Village, Swansea,
SA7 0NX**



Offers Over £250,000

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ENTRANCE HALL

Door to front. Stairs to first floor. Radiator. Laminate flooring. Door to garage. Telephone point.

LOUNGE 17' into bay x 11'1 (5.18m into bay x 3.38m)

UPVC double glazed bay window to front. Two double radiators. Laminate flooring. Coving.

KITCHEN/DINING ROOM 19' x 11'9 max (9' min) (5.79m x 3.58m max (2.74m min))

Fitted with a range of two tone 'Laura Ashley' Oak wall and base units with Granite worktops over incorporating a single bowl sink unit with mixer tap over. Integrated fridge. Space for Range style cooker with extractor fan over. Tiled floor. Modern column radiator. Radiator. UPVC double glazed window to rear. UPVC double glaze patio doors to rear. Coving.

UTILITY 6' x 5'4 (1.83m x 1.63m)

Fitted two tone 'Laura Ashley' Oak base units and wall units with granite worktop over. Concealed wall mounted gas central heating. UPVC double glazed window to side. Door to rear.

CLOAKROOM

White two piece suite comprising level W.C, and pedestal wash and basin. Walls half tiled. Tiled floor. UPVC double glazed window to side. Radiator.

LANDING

UPVC double glazed window to side. Double radiator. Access to loft. Airing cupboard.

BEDROOM 1 13'6 max x 11'2 (4.11m max x 3.40m)

UPVC double glazed window to front. Radiator.

EN-SUITE SHOWER ROOM

White three-piece suite comprising W.C, vanity wash and basin and shower cubicle with Rainforest head shower and shower attachment. UPVC double glazed window to front. Radiator.

BEDROOM 2 12'8 x 8'8 (3.86m x 2.64m)

UPVC double glazed window to rear. Radiator

BEDROOM 3 9'9 x 7'8 (2.97m x 2.34m)

UPVC double glazed window to rear. Radiator.

BEDROOM 4 9'9 x 7'8 (2.97m x 2.34m)

UPVC double glazed window to rear. Radiator.

BATHROOM

White three-piece suite comprising low level W.C, pedestal wash and basin and bath with shower over and modesty curtain rail. Chrome towel radiator. UPVC double glazed window to front.

EXTERNAL

FRONT

Front garden laid to lawn with flower\shrub border and hedge boundary. Side driveway and garage.

REAR

Enclosed rear garden with lawned area, patio area and decked seating area. An abundance of mature shrubs\bushes and flowers and bushes. External tap. External lighting. Gated access to either side.

TENURE: Freehold

COUNCIL TAX:

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 700 777

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

